



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

SEPTEMBER 19, 2011

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
DESERT PERMIT ASSISTANCE CENTER
38-686 EL CERRITO ROAD
PALM DESERT, CALIFORNIA 92211

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter.

2.1 **SPECIFIC PLAN NO. 378, GENERAL PLAN AMENDMENT 1068, CHANGE OF ZONE NO. 7751, TENTATIVE TRACT MAP NO. 36339, ENVIRONMENTAL IMPACT REPORT NO. 527**

- EA No.42073 - Applicant: Oasis Date Gardens Inc.-Engineer/Rep: T & B Planning - Forth Supervisorial District- Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: Light Industrial (LI)(0.25-.060 FAR) - Location: Northerly of 60th Avenue, easterly of Whitewater Canal and westerly of Grapefruit Boulevard/State Highway 111- 164.9 gross acres - Zoning: Manufacturing Service Commercial (MSC) - **REQUEST:** The **Specific Plan** proposes a master-planned community on 169.6 acres supporting traditional single-family attached and detached residential dwelling units, commercial retail, parks, greenbelts, and drainage/detention facilities. The **General Plan Amendment** proposes to eliminate the land use designation of Community Development Light Industrial (LI)(0.25-.060 FAR) and would establish a Community Development Specific Plan on the project site. The **Change of Zone** would change the site's zoning designation from "Manufacturing – Service Commercial (M-SC)" to "Specific Plan Zone (SP)" and implement a project-specific zoning ordinance revision for the project. The **Tentative Tract Map** proposes a Schedule A tentative tract map to subdivide the Project site into a total of 28 lots, in addition to private and public streets. The **Environmental Impact Report** will analyze the environmental impacts of the project. This scoping session is to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report. The scoping session is not a public hearing on the merits of the project, nor will the Planning Director be taking an action on the project. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. Legislative

2.1 Staff Report (7MB)

| [2.1 Environmental Assessment](#)

3.0 PUBLIC COMMENTS: